



299 BROADWAY

SOMERVILLE, MA

October 20, 2021

MARK
DEVELOPMENT

utile **SPECK & ASSOCIATES**

PRINCIPLE 



Aerial View: MR3 & MR5

GSF: 223,069



5 story scheme - Front (From Broadway)



5 story scheme - Back (From Sewall)

Aerial View: MR4 & MR6: GSF: 317,403



6 story scheme - Front (From Broadway)



6 story scheme - Back (From Sewall)

Development Matrix:

Zoning Change from MR3 & MR5 to MR4 & MR6

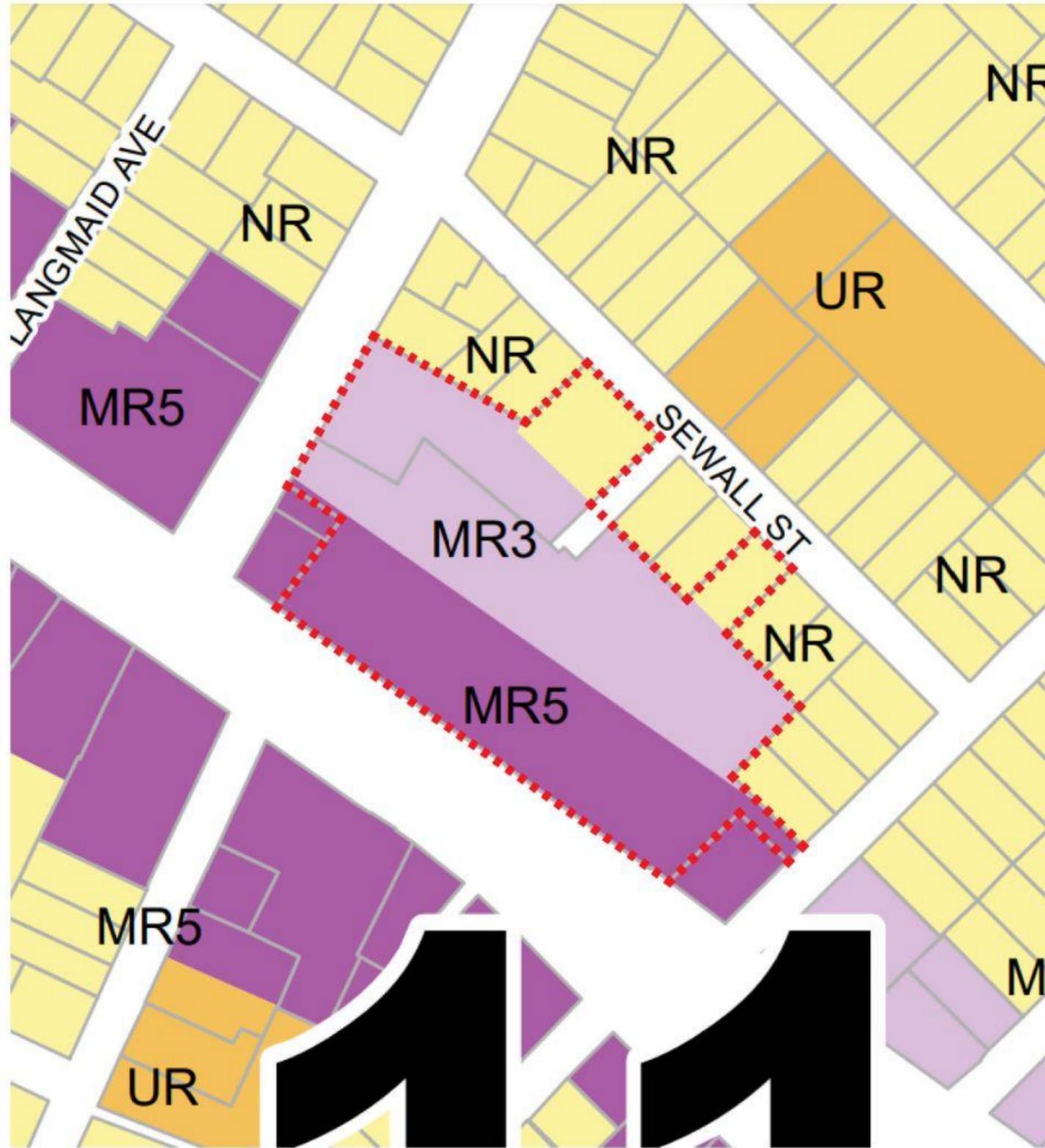
| | MR3 & MR5 | MR4 & MR6 |
|---------------------------|----------------------|----------------------|
| Gross Square Feet: | 223,069 | 317,403 |
| Units: | 198 | 282 |
| Retail: | 13,686 | 12,253 |
| Amenity: | - | 14,107 |
| Community Space: | - | 3,000 |



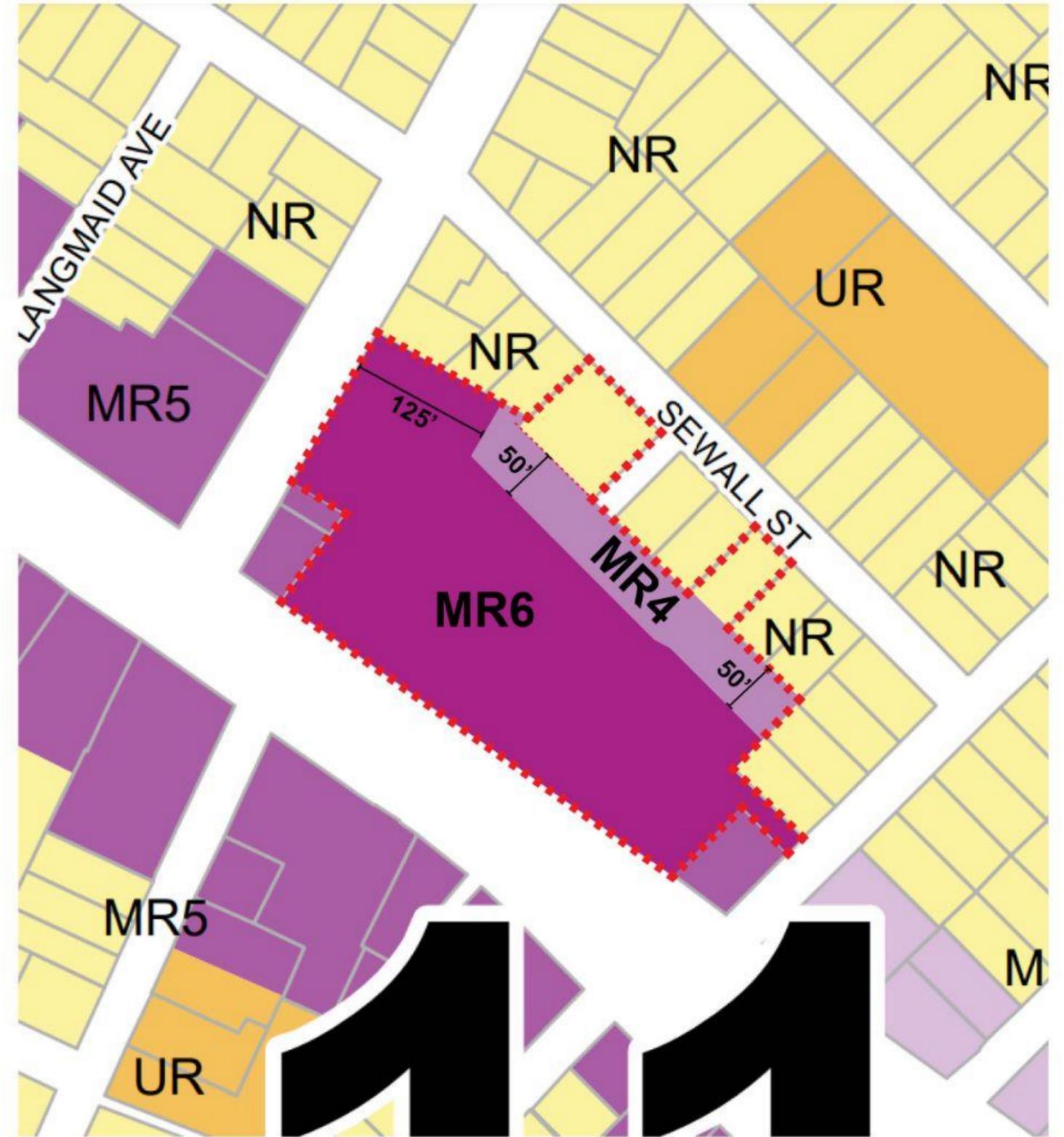




Proposed Zoning Change



Existing



Proposed

